

Committee Recommendations

June 2, 2004

Concord-Alewife Planning Study Public Meeting



Concord-Alewife Planning Study

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COMMUNITY PLANNING SOLUTIONS



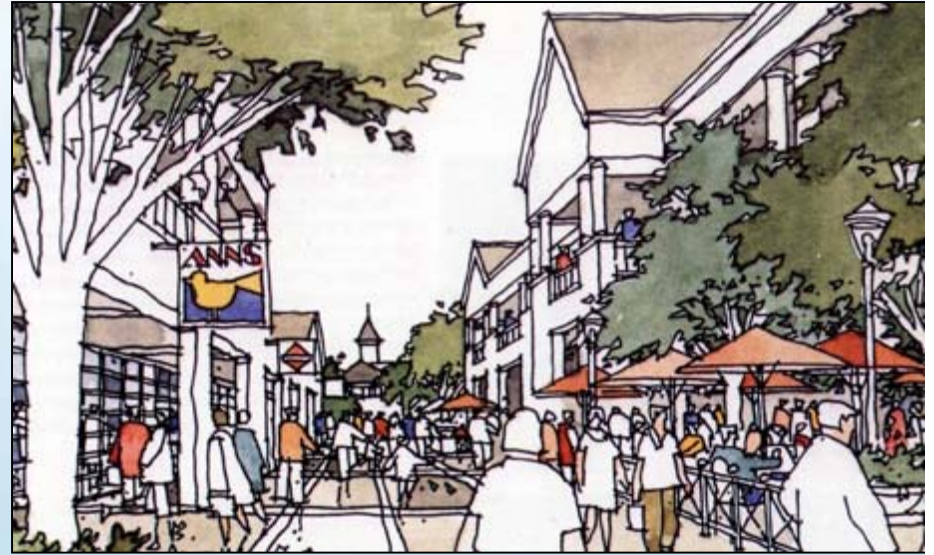
City of Cambridge

1. **CONTEXT: *GOALS AND CHALLENGES***

- To fully realize Concord-Alewife's desired future...
 - Create a people-oriented “sense of place.”
 - Achieve a mix of uses, densities, and character.
 - Develop a neighborhood “heart.”
 - Overcome barriers.
 - Transform Concord Avenue into a “great” avenue.
 - Respond to traffic and transportation issues.
 - Enhance the environment.

Create a people-oriented “sense of place”

- Form clearly delineated streets in the Quadrangle.
- Answer the question: “How do we know when we’re there?”



New possibilities for the quadrangle



Existing conditions, looking north across the quadrangle

Achieve a mix of uses, densities, and character

- Advance Concord-Alewife as a neighborhood serving multiple needs, while preserving existing residential areas.
- Ensure appropriately-scaled, appropriately-placed development.

New residential development in the Triangle across from the T station



Develop a neighborhood “heart.”

- Develop destinations serving a diverse community.
- Generate a more vibrant retail center.



Fresh Pond Shopping Center



A new community focus for the neighborhood.

Overcome barriers

- Connect across the tracks.
- Create open space connections.
- Improve internal connections within the Quadrangle.

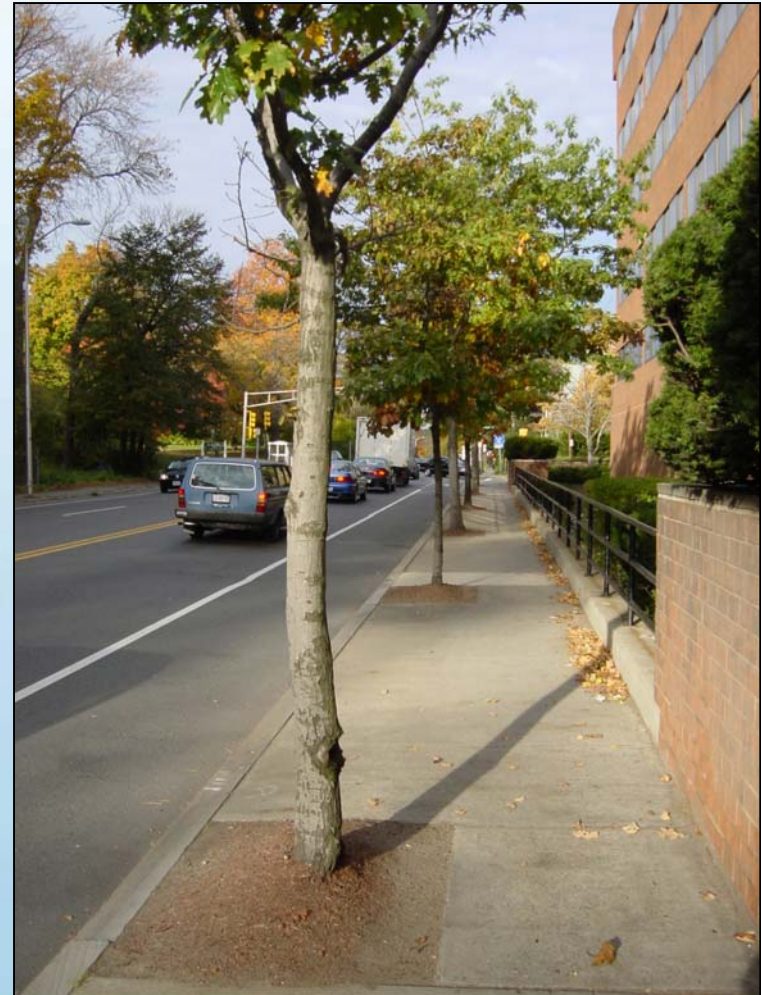


*Commuter rail line
divides Triangle and
Quadrangle*

Transform Concord Avenue into a “great” avenue

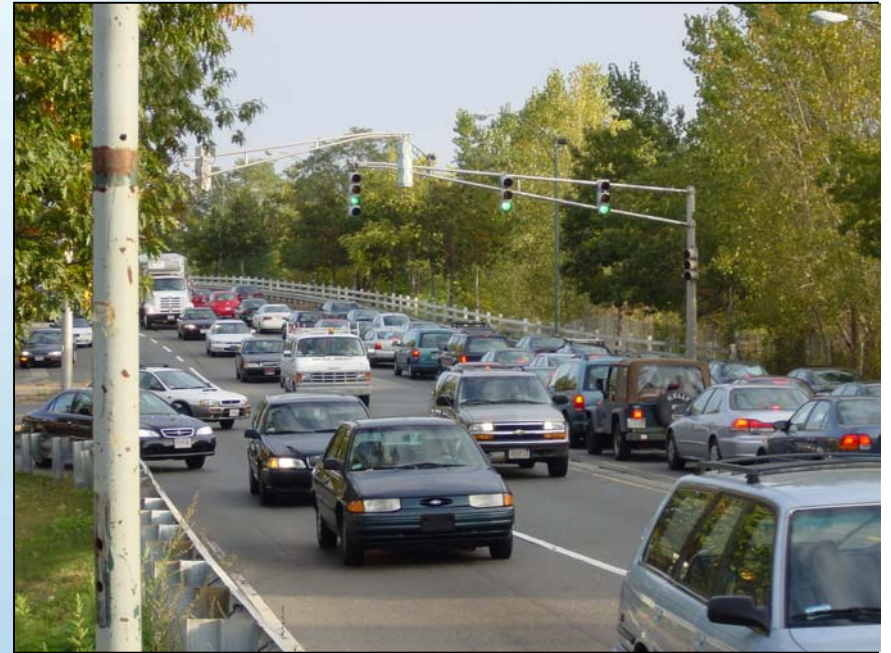
- Relate the residential/mixed-use northern edge to the park-like southern edge.
- Enhance Concord Avenue’s pedestrian environment.

Concord Avenue with Fresh Pond Reservation to the left



Respond to traffic and transportation issues

- Understand the implications of local vs. regional traffic.
- Avoid cut-throughs.
- Enhance pedestrian movement.
- Reduce auto share.
- Reduce trip growth from future development.



Alewife Brook Parkway

Enhance the environment

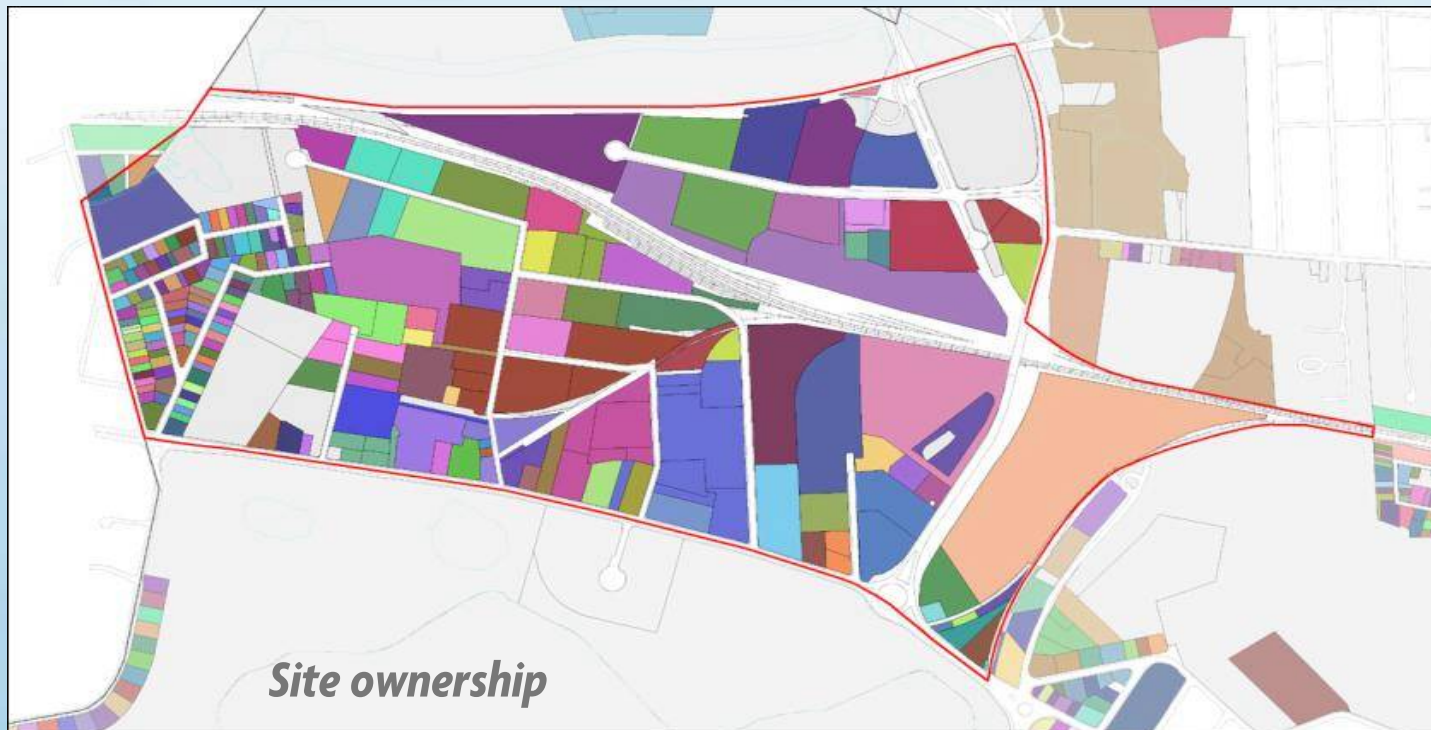
- Preserve and enhance quality of life.
- Apply low impact development principles to improve quality and quantity of stormwater discharges.

*View from Alewife Reservation
to the Triangle*



2. MARKET

- Highly fragmented ownership.
- Sites with greater investment focused toward Triangle and Concord Avenue.



Market Analysis: Hard sites/soft sites

